

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	15323	Agenda Number	34.
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Meeting Date:	6/28/2012	Department:	Neighborhood and Community Development
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Subject

Approve an ordinance designating Blackland Community Development Corporation, Chestnut Neighborhood Revitalization Corporation, and Guadalupe Neighborhood Development Corporation as Community Land Trusts and granting those corporations property tax exemptions.

Amount and Source of Funding

Fiscal Note

A fiscal note is attached.

Purchasing Language:

Prior Council Action:

February 2, 2012 – Council passed Resolution 20120202-15 regarding consideration of applications by non-profit organizations for Community Land Trust status. May 24, 2012 - Council passed Ordinance No. 20120524-020 and established criteria for designating community land trusts and granting them property tax exemptions.

For More Information:

Contact Elizabeth A. Spencer, Director, 974-3182.

Boards and Commission Action:

MBE / WBE:

Related Items:

Additional Backup Information

If approved, this action will enact an ordinance authorizing the designation of certain eligible non-profit organizations as Community Land Trusts (CLTs) for the purpose of establishing eligibility for exemption from City of Austin ad valorem taxes for qualified CLT properties and enact an ordinance granting ad valorem tax exemptions for specific CLT properties. CLTs and CLT properties will be re-certified by the Neighborhood Housing and Community Development (NHCD) office on an annual basis in accordance with the state requirements.

Texas Local Government Code, Chapter 373B, Community Land Trusts, went into effect on January 1, 2012. This legislation authorizes local governments to designate by ordinance non-profit organizations as CLTs. The organization must be a 501(c) (3) non-profit, created to acquire and hold land for the benefit of developing and preserving long-term affordable housing within this municipality. The purpose of this legislation, and the designation, is to allow the designated non-profit to apply for exemption from ad valorem taxes on specific community land trust properties.

In response to the new legislation, Council Resolution Number 20120202-15 directed the City Manager to work with

the Community Development Commission (CDC) and the Community Housing Development Organizations (CHDOs) and other eligible non-profit organizations to implement a process for evaluation and consideration for designation as a CLT. On May 24, 2012 Council passed Ordinance No. 20120524-020 and established criteria for designating community land trusts and granting them property tax exemptions. The current ordinance designates one or more community land trusts and grants them property tax exemptions.